

14 DCSW2006/3573/O - CONSTRUCTION OF DWELLING SERVED BY SEWAGE TREATMENT PLANT AT CYPRUS COTTAGE, WRIGGLEBROOK, KINGSTHORNE, HEREFORD, HR2 8AW.

For: Domus Developments per Harmers Ltd. 39 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff, CF14 5GG.

Date Received: 10th November, 2006 Ward: Pontrilas Grid Ref: 50194, 32008

Expiry Date: 5th January, 2007

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

1.1 This site is on the southern side of The Thorn just to the east of its junction with Pages Pitch. Cyprus Cottage is a two storey rendered house at the junction of the two roads. This cottage is hard by the road and essentially faces south. Associated with the cottage is a fairly substantial area of ground all to its south and east. The land falls to the south from The Thorn.

1.2 This application relates to the land to the east of the cottage up to the boundary with Seathwaite. The site has a frontage of some 22m and a depth (following an amendment) of some 21m. It is an outline application with all matters except access reserved for subsequent approval. The access is shown to be adjacent to Cyprus Cottage with parking for two cars and a turning area. The plan also gives an indication of the position and design of the house and how the curtilage could be laid out.

2. Policies

2.1 National Planning Policy

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPG13	-	Transport

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR1	-	Design
Policy H6	-	Housing in Smaller Settlements
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-Using Previously Developed Land And Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy LA2	-	Landscape Character And Areas Least Resilient To Change

2.3 Hereford and Worcester Structure Plan

Policy CTC7	-	Landscaping
Policy CTC9	-	Development Criteria
Policy H18	-	Residential Development in Rural Settlements
Policy H16A	-	Housing in Rural Areas

2.4 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C8	-	Development within AGLV
Policy SH6	-	Housing Development In Larger Villages
Policy SH8	-	Housing Development Criteria In Larger Villages
Policy C43	-	Foul Sewerage

3. Planning History

- 3.1 DCSW2001/2177/O Site for erection of a single dwelling. - Approved 11.05.05
- DCSW2005/3598/O Outline application for the demolition of Cyprus Cottage and construction of two dwellings. - Withdrawn. 22.12.05
- DCSW2006/0585/O Demolition of house and site for construction of two dwellings served by sewage treatment plant. - Refused 02/08/06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required

Internal Council Advice

- 4.2 The Traffic Manager has no objection subject to conditions

5. Representations

- 5.1 Much Birch Parish Council's response is awaited

6. Officer's Appraisal

- 6.1 Cyprus Cottage is within the settlement of Kingsthorpe. It has a fairly substantial curtilage and planning permission has been granted for a dwelling on that part of its curtilage fronting Pages Pitch. In August 2006 permission was refused for the demolition of the cottage and the erection of two dwellings, one of which was to be on this current site. The reasons for the refusal were that with the introduction of the policy changes brought about by the UDP the proposal failed to meet the new policy requirements, it would be harmful to the landscape and there were concerns with regard to the impact of any necessary retaining structures.

- 6.2 This application seeks to provide one dwelling. It is an outline proposal with all matters except access reserved. An illustrative plan has been included showing a potential design and layout for a house.
- 6.3 Under the Local Plan Kingsthorpe is designated as a larger village. However the UDP, which is now up to date and more relevant, identifies the village as a smaller settlement. The relevant policy is H6 which, whilst providing that new housing can be permitted within the settlement, does provide fairly strict criteria that need to be met. These are that it should be an infill gap between existing dwellings, the habitable floor space should be limited to 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house), the plot size should be a maximum of 350 sq m and the infill gap is no more than 30 m frontage.
- 6.4 In this case the gap between Cyprus Cottage and Seathwaite is less than 30 m although the plot size is some 460 sq. m. The submitted plan shows the access to be adjacent to Cyprus Cottage with a drive, parking for two cars and a turning area. The indicative plan shows that the existing levels will be raised so that the access is almost level with the highway, although the level falls further into the site. The Traffic Manager is satisfied that an acceptable access and visibility can be achieved. Although the plot size is considerably in excess of that allowed by policy there are mitigating factors. To limit the plot size to 350 sq m would result in a dwelling with very limited private garden. This is primarily due to the need to allocate much of the space to the access requirements. I consider that it is appropriate to make an exception in this case. As this is an outline application there are no details of the size of the dwelling although, the indicative plan does show a fairly modest building.
- 6.5 With regard to the impact on the landscape the indicative plan shows a significant raising of ground levels primarily to accommodate the access. The dwelling would be at a lower level than the highway but set back some 2-3 m and at a lower level than the access and driveway. The plan also shows a raising of levels from existing across the site but in the form of terracing. As a result at its southern extremity the site level should not be significantly above existing ground level. The site is visible from the higher ground to the south. However if these proposals are carried through to the detailed scheme and the materials for the house are subdued in colour then there should not be an unacceptable impact on the landscape. In addition in its design it would be expected that it would take account as Cyprus Cottage does of the southerly aspect and this should reduce the impact of any necessary retaining structure on the occupants of the house. I do not consider that a house on this site would be likely to cause unacceptable harm to the amenities of the adjoining dwellings. With regard to drainage a package sewage treatment plant is proposed and appears to be acceptable.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 H03 (Visibility splays)

Reason: In the interests of highway safety.

6 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

7 H09 (Driveway gradient)

Reason: In the interests of highway safety.

8 H07 (Single access - outline consent)

Reason: To ensure the safe and free flow of traffic using the adjoining highway.

9 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

10 F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

11. E16 (Removal of permitted development rights)

Reason: In order for the development to comply with the requirements of Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H.6.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

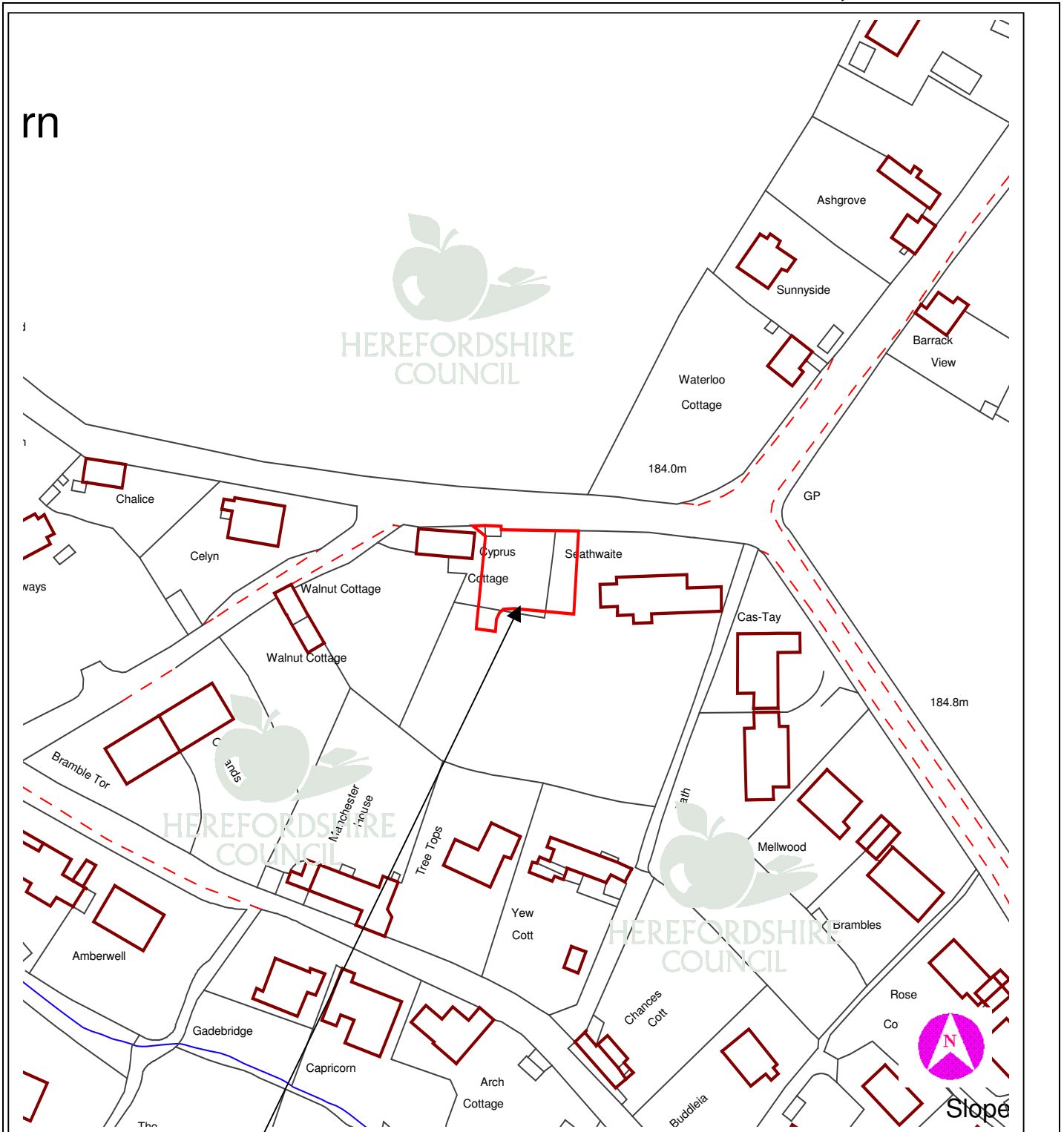
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSW2006/3573/O

SCALE : 1 : 1250

SITE ADDRESS : Cyprus Cottage, Wrigglebrook, Kingsthorne, Hereford, Herefordshire, HR2 8AW

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005